

**AMENDING CHAPTER 35 OF THE CITY CODE THAT  
CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF  
THE CITY OF SAN ANTONIO BY CHANGING THE  
CLASSIFICATION OF AND REZONING CERTAIN PROPERTY  
DESCRIBED HEREIN.**

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**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** Section 35-304 of the Unified Development Code which is Chapter 35 of the City Code and constitutes the comprehensive zoning ordinance of the City of San Antonio is hereby amended so that it shall hereafter include the following described changes of classification and the rezoning of the hereinafter designated property to-wit:

**CASE NO. Z2004138 S**

The rezoning and reclassification of property from "C-3" General Commercial District, "C-2" Commercial District and "MF-33" Multi-Family District to "C-3NA S" General Commercial Nonalcoholic Sales District with Specific Use Authorization for a mini-storage exceeding 2.5 acres on the property listed as follows:

5.59 acres out of Lots 30 and 32, Block 8, NCB 14538

Field notes describing the above mentioned tract are attached hereto and incorporated herein for all purposes.

**SECTION 2.** The City Council finds as follows: (1). Such use will not be contrary to the public interest. (2). Such use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district. (3). Such use will be in harmony with the spirit and purpose as set forth in Section 35-422, "Conditional Zoning" of the Unified Development Code. (4). The use will not substantially weaken the general purposes or the regulations as set forth in Section 35-422, "Conditional Zoning" of the Unified Development Code. (5). The use will not adversely affect the public health, safety and welfare.

**SECTION 3.** The City Council approves this Specific Use Permit so long as the following conditions conditions are met:

- 1.) Hidden refuse
- 2.) A Type E (35 foot) buffer adjacent to residential zoned parcels
- 3.) Hours of operation 6:00 a.m. to 10:00 p.m.
- 4.) Down lighting, cameras and access pads.
- 5.) Earthtone color selection only for buildings and overhead doors

**SECTION 4.** All other provisions of Chapter 35, as amended, shall remain in full force and effect, including the penalties for violations as made and provided in Section 35-491.

**SECTION 5.** The Director of Planning shall change the zoning records and maps in accordance herewith and the same shall be available and open to the public for inspection.

**SECTION 6.** This ordinance is not severable.

**PASSED AND APPROVED** this 12<sup>th</sup> day of August, 2004.



M A Y O R

**EDWARD D. GARZA**

**ATTEST:**

  
City Clerk

**APPROVED AS TO FORM:**

  
CITY ATTORNEY